

DALE A. CALLAWAY, CHAIRMAN  
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JOHN M. MILLS  
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# Sussex County Board of Adjustment

## REVISED AGENDA

AUGUST 17, 2015

7:00 P.M.

### Call to Order

### Pledge of Allegiance

### Approval of Agenda

### Approval of Minutes for July 6, 2015

### Approval of Finding of Facts for July 6, 2015

### Public Hearings

**Case No. 11620 – Keith Bryan** seek variances to reduce the side yard and rear yard setbacks (Section 115-42B and 115-185F of the Sussex County Zoning Ordinance). The property is located on the northwest side of Swann Dr. within the Swann Keys subdivision 911 Address: 37829 Swann Dr., Selbyville. Zoning District: GR. Tax Map: 533-12.16-514.01

**Case No. 11621 – Edward Olson** seeks a special use exception for a garage/studio apartment (Section 115-23C(6) of the Sussex County Zoning Ordinance). The property is located on the west side of Hopkins Rd. across from Park Pavilion Way. 911 Address: 20396 Hopkins Rd., Lewes. Zoning District AR-1. Tax Map: 234-5.00-46.03

**Case No. 11622 – Vicki Divittorio** seeks a special use exception for a garage/studio apartment (Section 115-23(6) of the Sussex County Zoning Ordinance). The property is located on the northeast side of Red Mill Dr. and Minos Conaway Rd. 911 Address: 31509 Red Mill Dr., Lewes. Zoning District: AR-1. Tax Map: 334-1.00-51.00

**Case No. 11623 – Pamela McMillan** seeks a variance to reduce the front yard setback (Section 115-42B of the Sussex County Zoning Ordinance). The property is located on the north side of Fir Dr. approximately 546 ft. west of Myrtle Dr. 911 Address: 36351 Fir Dr., Rehoboth Beach. Zoning District: GR. Tax Map: 334-13.00-806.00



**Case No. 11624 – Estate of Virginia Ray** seek variances to reduce the side yard and rear yard setbacks (Section 115-25C of the Sussex County Zoning Ordinance). The property is located on the northeast corner of Dirickson Creek Rd. and Beth Marie Ln. 911 Address: 37469 Dirickson Creek Rd., Frankford. Zoning District: AR-1. Tax Map: 134-21.00-18.14

**Case No. 11625 – Nancy Custer McKenzie** seeks a variance to reduce the side yard setback (Section 115-34B of the Sussex County Zoning Ordinance). The property is located on the southeast side of Oyster Catcher Dr. approximately 142 ft. south of Dowitcher Ln. 911 Address: 38805 Oyster Catcher Dr., Ocean View. Zoning District: MR-RPC. Tax Map: 134-8.00-955.00

**Case No. 11626 – Schell Brothers LLC** seek variances to reduce the front yard and rear yard setbacks (Section 115-25C of the Sussex County Zoning Ordinance). The property is located on the south side of Jennifer Way approximately 315 ft. south of Cindy Way. 911 Address: 28660 Jennifer Way, Harbeson. Zoning District: AR-1. Tax Map: 234-12.00-321.00

**Case No. 11627 – Mountaire** seeks a special use exception to place a temporary manufactured home type structure as an office (Section 115- 114A of the Sussex County Zoning Ordinance). The property is located on the northeast corner of John J. Williams Hwy. (Rt. 24) and Maryland Camp Rd. 911 Address: None Available. Zoning District: HI-1. Tax Map: 234-32.00-106.00

### **Old Business**

**Case No. 11612 – 19366 Coastal Highway, LLC** seek a special use exception to replace an existing billboard and variances from the side yard setback, the separation from another billboard, height, the distance from public lands and maximum square footage for a billboard (Section 115-159.5B(2), 115-159.5B(3), 115-159.5C, and 115-210A(3) of the Sussex County Zoning Ordinance). The property is located on the west side of Coastal Hwy. (Rt.1) between Miller Rd. and Airport Rd. 911 Address: 19366 Coastal Hwy., Rehoboth Beach. Zoning District: C-1. Tax Map: 334-13.00-325.29

**Case No. 11604 – Mark & Polly Yoder** seek a variance to place a multisectional manufactured home that is more than five (5) years old (Section 115-20A(1)(h) of the Sussex County Zoning Ordinance). The property is located on the north side of Hickman Rd approximately 453 ft. east of Farm Ln. 911 Address: None Available. Zoning District: AR-1. Tax Map: 530-3.00-2.02

**WITHDRAWN 8/5/15**

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Board of Adjustment meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 28, 2015, at 9:02 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: August 5, 2015 (to include Old Business Case Nos. 11612 and 11604)

Revised: August 7, 2015 (to withdraw Case No. 11604)

Revised: August 10, 2015 (to include Approval of Minutes and Finding of Facts for July 6, 2015)

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